



Luscombe Maye

Since 1873

Icy Park, Aveton Gifford, Kingsbridge, TQ7

Guide Price £275,000

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Offering generous proportions, a naturally light interior, and delightful front and rear gardens, this three-bedroom semi-detached house is nestled in a highly desirable village location and offered with no onward chain. The property is ideally situated for easy access to local amenities, scenic countryside walks and access to the nearby towns of Kingsbridge and Modbury.

The ground floor comprises entrance hall with storage leading through to the living/dining room, with large dual-aspect windows inviting natural light and offering pleasant countryside views to the rear. The kitchen is well-proportioned with views over the garden, and includes a range of base and wall units, space for breakfast table and a pantry. A side door leads to useful outside storage.

Upstairs, three double bedrooms offer comfortable accommodation, complemented by a family bathroom. Each room benefits from the property's bright aspect and views of the surrounding area.

Outside, the property boasts generous front and rear gardens, both mainly laid to lawn with a greenhouse to the rear. There is access to a playground at the bottom of the garden, as well as a path leading to the village centre.

With its desirable location, spacious rooms and potential, this property presents an excellent opportunity to acquire a fantastic home in a vibrant village community.

AGENTS NOTE

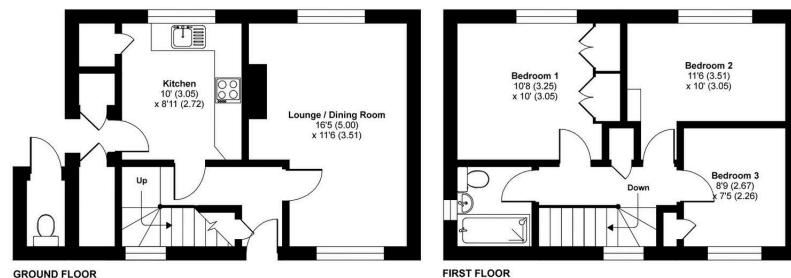
The property is subject to a Section 157 local occupancy restriction. Please contact us for further information.





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Approximate Area = 747 sq ft / 69.4 sq m
Outbuilding(s) = 34 sq ft / 3.2 sq m
Total = 781 sq ft / 72.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2025. Produced for Luscombe Maye. REF: 1406944

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Use the QR code for further "Material Information" about this home

- No onward chain
- Spacious semi-detached house
- Generous front and rear gardens
- Quiet and sought-after village location
- Walking distance to local amenities including village shop, school and pub
- Naturally light and bright throughout
- Nearby countryside walks
- Countryside views
- Short drive to nearby beaches and towns
- Section 157 Local Occupancy Restriction

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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